

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 93				
% of Funds Committed	90.90 %	94.61 %	70	95.51 %	17	14	
% of Funds Disbursed	86.04 %	86.79 %	47	87.58 %	36	34	
Leveraging Ratio for Rental Activities	5.93	5.85	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	78.17 %	77.30 %	51	82.17 %	16	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	56.05 %	69.91 %	56	71.17 %	21	20	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.53 %	81.87 %	36	81.54 %	50	55	
% of 0-30% AMI Renters to All Renters***	35.53 %	41.12 %	59	45.68 %	0	31	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.68 %	96.50 %	39	96.19 %	43	43	
Overall Ranking:			In State:	46 / 93	Nationally:	40 35	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$78,540	\$36,770		\$27,510	76 Units	37.80 %	
Homebuyer Unit	\$38,703	\$21,420		\$15,239	125 Units	62.20 %	
Homeowner-Rehab Unit	\$0	\$27,404		\$20,932	0 Units	0.00 %	
TBRA Unit	\$0	\$2,249		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Oceanside CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	30.7	35.2	0.0	0.0
Black/African American:	14.7	10.4	0.0	0.0
Asian:	0.0	1.6	0.0	0.0
American Indian/Alaska Native:	1.3	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	2.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.8	0.0	0.0
Black/African American and White:	0.0	0.8	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	4.0	0.8	0.0	0.0

ETHNICITY:

Hispanic	49.3	47.2	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	21.3	12.8	0.0	0.0
2 Persons:	20.0	13.6	0.0	0.0
3 Persons:	18.7	19.2	0.0	0.0
4 Persons:	18.7	32.0	0.0	0.0
5 Persons:	10.7	15.2	0.0	0.0
6 Persons:	8.0	5.6	0.0	0.0
7 Persons:	2.7	0.8	0.0	0.0
8 or more Persons:	0.0	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.0	13.6	0.0	0.0
Elderly:	9.3	3.2	0.0	0.0
Related/Single Parent:	46.7	28.8	0.0	0.0
Related/Two Parent:	25.3	52.8	0.0	0.0
Other:	6.7	1.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	8.8 [#]
HOME TBRA:	10.7	
Other:	21.3	
No Assistance:	68.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Oceanside State: CA Group Rank: 40
 (Percentile)
 State Rank: 46 / 93 PJs Overall Rank: 35
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	78.17	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	56.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	98.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.2	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

